

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 9748 COUNTY ROAD 1200

ATHENS, TX 75751



\$777,000



2,330 sqft



3 beds



2 baths

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## DESCRIPTION

Welcome to your East Texas happy place! From the moment you drive through the gate, this 12.28-acre Post Oak Meadows Ranch homeplace makes you want to exhale and stay awhile. Wide-open pasture, mature trees, roaming wildlife, and sweeping views create a setting that feels peaceful, private, and truly special—plus a wildlife exemption that keeps taxes refreshingly low. The 2,330 sq ft custom home is smartly designed with a split floorplan and positioned to capture beautiful views from both the front and back porches. Inside, the open layout is light, welcoming, and made for real living. A massive wood-burning fireplace steals the show in the living area, setting the tone for cozy nights and memorable gatherings. The custom island kitchen is the heart of the home, offering abundant cabinetry, quality finishes, and a butler's pantry that makes entertaining a breeze. Built-ins throughout the home mean there's a place for everything—and then some. The primary suite is your private retreat with a spa-style Hollywood bath and an enormous walk-in closet with custom organization. Secondary bedrooms are tucked away and connected by a Jack-and-Jill bath, perfect for family or guests. Step outside and prepare to fall in love with the massive covered back porch, complete with surround sound, a mounted TV, and space for alfresco dining—the ultimate spot for watching the game, hosting friends, or soaking in peaceful East Texas sunsets. A separate studio apartment with kitchenette and full bath adds flexibility for guests, multi-generational living, or a home office. The property backs to a neighboring all-season creek, adding privacy and natural charm. This is the kind of place where weekends feel longer, evenings feel quieter, and home feels just right—just minutes from Athens.

**PROPERTY TYPE:** Residential - Single Family Residence  
**MLS STATUS:** Active  
**MLS:** 21170636  
**YEAR BUILT:** 2022  
**COUNTY:** Henderson  
**TRACT OR SUBDIVIION:** Post Oak Meadows Ranch  
**LIST DATE:** 02/07/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:** 2,330  
**TOTAL BEDS:** 3  
**FULL BATHS:** 2  
**HALF BATHS:** 0  
**ACRES:** 12.28  
**LOT SIZE (SQFT):** 534,916

## INTERIOR FEATURES

### FIREPLACE:

- FamilyRoom
- WoodBurning

### APPLIANCES:

- ElectricRange
- ElectricWaterHeater
- Microwave

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Detached
- Farmhouse

### PARKING:

- AdditionalParking
- Carport
- DoorSingle

### LOT DESCRIPTION:

- Acreage

### POOL TYPE:

- None

### FENCING:

- BarbedWire
- Perimeter
- Partial
- Pipe

## UTILITIES

### HEATING/COOLING:

- Central
- Electric

### UTILITIES:

- ElectricityConnected
- Propane
- SepticAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- DecorativeDesignerLightingFixtures
  - GraniteCounters
  - KitchenIsland
  - OpenFloorplan
  - Pantry
  - PanelingWainscoting
  - WalkInClosets
  - WiredForSound
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**LISTED BY:** Deanna Parnell 

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**BROKERED BY:** The Property Shop